



SHEFFIELD CITY COUNCIL Planning & Highways Committee

Report of: Director of Regeneration & Development Services

Date: 05 April 2016

Subject: RECORD OF PLANNING APPEALS
SUBMISSIONS & DECISIONS

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Summary:

List of all newly submitted planning appeals and decisions received, together with a brief summary of the Inspector's reason for the decision

Reasons for Recommendations

Recommendations:

To Note

Background Papers:

Category of Report: OPEN

DEVELOPMENT SERVICES

REPORT TO PLANNING &
HIGHWAYS COMMITTEE
05 April 2016

1.0 RECORD OF PLANNING APPEALS SUBMISSIONS AND DECISIONS

This report provides a schedule of all newly submitted planning appeals and decisions received, together with a brief summary of the Secretary of State's reasons for the decisions.

2.0 NEW APPEALS RECEIVED

(i) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for a two-storey side extension including garage and a single-storey rear extension to dwellinghouse at 22 Pen Nook Close Sheffield S36 2TY (Case No 15/04039/FUL)

(ii) An appeal has been submitted to the Secretary of State against the decision of the City Council at its meeting of 1 December 2015 to refuse planning permission for the construction of glass balustrade to rear of dwellinghouse (Retrospective) at 30 Stainton Road Sheffield S11 7AX (Case No 15/03156/FUL)

(iii) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the demolition of existing outbuilding, conversion and extension of the existing garage into a one bedroom apartment and provision of a bike and bin store (re submission of (14/02748/FUL) at Grace Tebbutt House 9 Thornsett Road Sheffield S7 1NA (Case No 15/03519/FUL)

(iv) An appeal has been submitted to the Secretary of State against the delegated decision of the City Council to refuse planning permission for the construction of means of a vehicular access and provision of hardstanding at 202 Rutland Road Sheffield S3 9PR

4.0 APPEALS DECISIONS - ALLOWED

(i) To report that an appeal against the delegated decision of the City Council to refuse planning consent for a single-storey front/side extension to dwellinghouse at 227 Ecclesall Road South Sheffield S11 9PN (Case No 15/03136/FUL) has been allowed.

Officer Comment:-

The Inspector identified the main issue as the effect on the character and appearance of the surrounding area.

He noted Ecclesall Road South was a busy road through a residential area characterised by large houses in large gardens set well back from the road, and that strong boundary walls and hedges contribute to the character.

He found the existing dwelling to be something of an anomaly in that it contains a significant two-storey front projection, forward of the main house façade. He felt the appeal extension at single storey would read as subservient to this, and that the substantial wall and separation from the road by a grass verge would reduce the proposed extension's prominence.

He noted officer's concern about setting a precedent, but asserted that each application must be determined on its merits, and considered the appeal property had unique characteristics.

He allowed the appeal with conditions.

(ii) To report that an appeal against the decision of the City Council at its meeting of the 10 February 2015 to refuse planning permission for the laying out and construction of a hard standing measuring 17m by 31.2m at South Yorkshire Police Sports And Social Club Club House Niagara Grounds Niagara Road Sheffield S6 1LU (Case No 14/04066/FUL) has been allowed.

Officer Comment:-

The Inspector noted that the layout of the pitches has been re-configured to take account of the unplayable area formed by the hard surface and as such the quantity of available space is not significantly affected. He concluded that the loss of formal open space (in both quantitative and qualitative terms) would be minimal.

He also noted that the use of the space for social purposes would provide a useful facility for the community and assist the financial viability of the club. In this respect he considered it to be ancillary and would not have an adverse impact on the character of the centre as a whole.

He felt that the benefits of the facility to the club would outweigh the loss of part of the playing field, particularly as it does not alter the number or quality of the pitches (although he accepted that the site will not be available to use as a cricket pitch with the hard surfacing in place). He therefore concluded that the proposal is not contrary to the provisions of Policy CS47 of the Core Strategy and allowed the appeal subject to the details of the surfacing and drainage being agreed prior to commencement.

5.0 RECOMMENDATIONS

That the report be noted

Mike Hayden
Head of Planning

05 April 2016